

Denis Law
Mayor



March 18, 2015

Community & Economic Development Department
C.E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on March 16, 2015:

SEPA DETERMINATION: Determination of Non-Significance Mitigated (DNSM)
PROJECT NAME: Renton Hampton Inn & Suites
PROJECT NUMBER: LUA14-000061, ECF, SA-H, MOD, MOD, VA-H

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on April 3, 2015, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7219.

For the Environmental Review Committee,

A handwritten signature in black ink that reads "Rocale Timmons".

Rocale Timmons
Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region
Larry Fisher, WDFW
Duwamish Tribal Office
US Army Corp. of Engineers

**ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE
- MITIGATED (DNS-M)**

PROJECT NUMBER: LUA15-000061, ECF, SA-H, MOD, MOD, VA-H

APPLICANT: Faizel Kassam, Legacy Renton; 10700 NE 4th St, #3006; Bellevue, WA 98004

PROJECT NAME: Renton Hampton Inn & Suites

PROJECT DESCRIPTION: In January 2014 the applicant requested Master Site Plan Review, Site Plan Review, Environmental Review, an Exception through Modification, and a Variance in order to construct a 125 guest room hotel and structured parking area. The project has been revised and the applicant is now requesting Master Site Plan Review, Site Plan Review, Environmental Review, a Parking Modification, Street Modification, and a Critical Area Variance in order to construct a 105 guest room hotel and structured parking area. The subject property is located on the east side of Lake Washington Blvd N just north of Houser Way N at 1300 Lake Washington Blvd N. The project site totals 55,000 square feet in area and is located within the Urban Center North - 2 (UC-N2) zone and Design District 'C'. The proposed hotel would be approximately 5 stories in height. A total of 105 parking stalls would be primarily provided in a two-level below grade parking garage with two stalls provided at grade. Access is proposed via Lake Washington Blvd N. The site contains critical and sensitive slopes. Additionally, the site is located in an erosion hazard area and a moderate landslide hazard area. There is no construction proposed within critical areas. The applicant is requesting a Modification from RMC 4-4-080 in order to reduce the number of required parking stalls from 111 to 105 stalls.

PROJECT LOCATION: 1300 Lake Washington Blvd N

LEAD AGENCY: City of Renton
Environmental Review Committee
Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Conditions were imposed as mitigation measures by the Environmental Review Committee under their authority of Section 4-9-070D Renton Municipal Code. These conditions are necessary to mitigate environmental impacts identified during the environmental review process. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on April 3, 2015. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE: March 20, 2015

DEPARTMENT OF COMMUNITY
AND ECONOMIC DEVELOPMENT



DATE OF DECISION:

MARCH 16, 2015

SIGNATURES:

Handwritten signature of Gregg Zimmerman in black ink.

Gregg Zimmerman, Administrator
Public Works Department

3/16/15

Date

Handwritten signature of Mark Peterson in black ink.

Mark Peterson, Administrator
Fire & Emergency Services

3/16/15

Date

Handwritten signature of Terry Higashiyama in black ink.

Terry Higashiyama, Administrator
Community Services Department

3/16/15


Date

Handwritten signature of C.E. "Chip" Vincent in black ink.

C.E. "Chip" Vincent, Administrator
Department of Community &
Economic Development

3/16/15

Date

City of
Renton


NOTICE

OF ENVIRONMENTAL DETERMINATION ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE - MITIGATED (DNS-M)

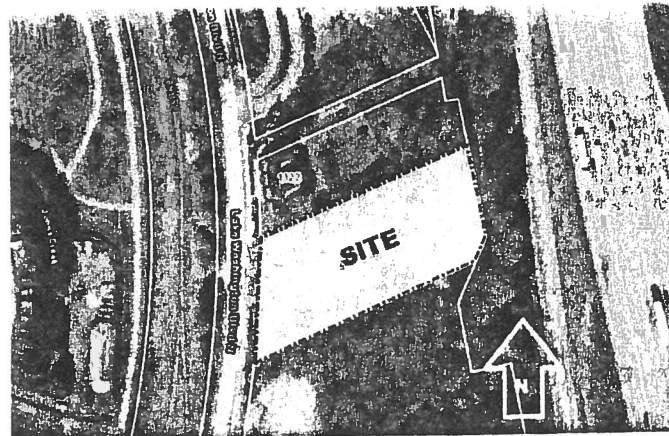
POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME: Renton Hampton Inn & Suites
PROJECT NUMBER: LUA14-000061, ECF, SA-M, SA-H, MOD, MOD, VA-H
LOCATION: 1300 LAKE WASHINGTON BLVD N
DESCRIPTION: THE APPLICANT IS REQUESTING MASTER SITE PLAN REVIEW, SITE PLAN REVIEW, ENVIRONMENTAL REVIEW, A PARKING MODIFICATION, STREET MODIFICATION, AND A CRITICAL AREA VARIANCE IN ORDER TO CONSTRUCT A 105 GUEST ROOM HOTEL AND STRUCTURED PARKING AREA. THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF LAKE WASHINGTON BLVD N JUST NORTH OF HOUSER WAY N AT 1300 LAKE WASHINGTON BLVD N. THE PROJECT SITE TOTALS 55,000 SQUARE FEET IN AREA AND IS LOCATED WITHIN THE URBAN CENTER NORTH - 2 (UC-N2) ZONE AND DESIGN DISTRICT 'C'. THE PROPOSED HOTEL WOULD BE APPROXIMATELY 5 STORIES ABOVE GRADE IN HEIGHT. A TOTAL OF 105 PARKING STALLS WOULD BE PRIMARILY PROVIDED IN A TWO-LEVEL BELOW GRADE PARKING GARAGE WITH TWO STALLS PROVIDED AT GRADE. ACCESS IS PROPOSED VIA LAKE WASHINGTON BLVD N. THE SITE CONTAINS CRITICAL AND SENSITIVE SLOPES. ADDITIONALLY, THE SITE IS LOCATED IN AN EROSION HAZARD AREA AND A MODERATE LANDSLIDE HAZARD AREA. THE APPLICANT IS REQUESTING A MODIFICATION FROM RMC 4-4-080 IN ORDER TO REDUCE THE NUMBER OF REQUIRED PARKING STALLS FROM 111 TO 105 STALLS. THE APPLICANT IS REQUESTING A MODIFICATION FROM RMC 4-6-060 IN ORDER TO REDUCE THE AMOUNT OF RIGHT-OF-WAY DEDICATION FROM 11.5 FEET TO 2.5 FEET ALONG LAKE WASHINGTON BLVD N. THE APPLICANT IS ALSO REQUESTING A VARIANCE IN ORDER TO ENCROACH INTO CRITICAL SLOPES ON SITE (4,185 SQUARE FEET).

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION HAS PROBABLE SIGNIFICANT IMPACTS THAT CAN BE MITIGATED THROUGH MITIGATION MEASURES.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on April 3, 2014, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON **APRIL 7, 2015** AT 11:00 AM TO CONSIDER THE MASTER SITE PLAN. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.

**DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNSM)
MITIGATION MEASURES AND ADVISORY NOTES**

PROJECT NUMBER: LUA14-000061, ECF, SA-M, SA-H, MOD, MOD, VA-H

APPLICANT: Scott Clark, Clark Design Group

PROJECT NAME: Renton Hampton Inn & Suites

PROJECT DESCRIPTION: The applicant is requesting Master Site Plan Review, Site Plan Review, Environmental Review, a Parking Modification, Street Modification, and a Critical Area Variance in order to construct a 105 guest room hotel and structured parking area. The subject property is located on the east side of Lake Washington Blvd N just north of Houser Way N at 1300 Lake Washington Blvd N. The project site totals 55,000 square feet in area and is located within the Urban Center North - 2 (UC-N2) zone and Design District 'C'. The proposed hotel would be approximately 5 stories above grade in height. A total of 105 parking stalls would be primarily provided in a two-level below grade parking garage with two stalls provided at grade. Access is proposed via Lake Washington Blvd N. The site contains critical and sensitive slopes. Additionally, the site is located in an erosion hazard area and a moderate landslide hazard area. The applicant is requesting a Modification from RMC 4-4-080 in order to reduce the number of required parking stalls from 111 to 105 stalls. The applicant is requesting a Modification from RMC 4-6-060 in order to reduce the amount of right-of-way dedication from 11.5 feet to 2.5 feet along Lake Washington Blvd N. The applicant is also requesting a Variance in order to encroach into critical slopes on site (4,185 square feet).

PROJECT LOCATION: 1300 Lake Washington Blvd N

LEAD AGENCY: The City of Renton
Department of Community & Economic Development
Planning Division

MITIGATION MEASURES:

1. The applicant shall provide an updated Geotechnical Report from Earth Solutions Northwest (ESNW) including a reevaluation and specific recommendations to address groundwater conditions related to excavation and permanent sub-slab drainage. The updated report shall be submitted to, and approved by the Plan Reviewer, prior to final engineering approval. The updated report may be subject to independent peer review at the discretion of the Plan Reviewer and at the expense of the applicant.
2. The applicant shall comply with all design recommendations included within the Geotechnical Report, prepared by Earth Solutions Northwest, as revised/updated and approved by the Plan Reviewer as part of the Engineering Permit approval.

3. The applicant shall contract with a Geotechnical engineer in order to verify that the earthwork, foundation and other recommendations have been properly interpreted and implemented in the design and engineering plan documents. Geotechnical monitoring services shall also be provided during construction covering inspections as recommended in the geotechnical report.
4. A prorated share of the traffic signal and roadway improvement costs (currently being constructed by SECO Development) shall be collected from the proposed project based upon the ratio of number of trips that will be added by the project to the number of future baseline trips at the Southport/Gene Coulon Park entrance/Lake Washington Blvd N Intersection. Should SECO establish a street and utility Latecomers Agreement these funds could be used to reimburse the cost of these roadway improvements in the amount established by such an agreement. The fee will be based on (new PM peak hour trips) / (total PM peak hour trips) x (cost of new signal and improvements). The fee shall be paid prior to final occupancy.
5. The applicant shall create a public outreach plan in coordination with City of Renton staff to communicate with road users, the general public, area residences and businesses, and appropriate public entities about project information; road conditions in the work zone area; and the safety and mobility effects of the work zone. The public outreach plan shall be submitted to, and approved by the Current Planning Project Manager prior to engineering permit approval.
6. The applicant shall provide a surety device, in an amount sufficient, to provide pedestrian improvements between the site and the Lake Washington Blvd at Gene Coulon Park entrance /Houser Way intersection. The surety device shall be provided to, and approved by, the Current Planning Project Manager prior to engineering permit approval and shall be held for two years from the date of receipt. If the pedestrian connection is constructed as part of the development of the abutting parcel to the south, the provided surety device will be released. If the pedestrian connection is not constructed prior to the termination of the two year period, the funds will be released to the City of Renton for the construction of the pedestrian connection.

ADVISORY NOTES:

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*

Planning:

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 a.m. to 3:30 p.m., Monday through Friday unless otherwise approved by the Development Services Division.

Water:

1. The preliminary fire flow demand for the development as determined by the Fire Prevention Department is 2,500 gpm.
2. The site is located in the Aquifer Protection Zone 2.
3. There is an existing 12" DI water main (320 hydraulic zone) located in Lake Washington Blvd N.
4. Fire hydrant as required by the fire department must be provided by the project.
5. Installation of back flow prevention assemblies (DDCVA's) in vaults for the fire sprinkler system is required. The DDCVA shall be located outside of the buildings.

6. Installation of a domestic water meter. Meter sizing shall conform to the Uniform Plumbing code criteria. Meters larger than 2-inch shall be installed in an exterior concrete vault per City standard plan No. 320.4.
7. A Reduced Pressure Backflow Prevention Assembly (RPBA) will be required behind the domestic water meter. The RPBA's shall be installed in an above-ground "Hot-Box" per City standard plan No. 350.2.
8. Installation of private pressure reducing valves (PRV's) as required by the plumbing code for water supply pressure above 80 psi.
9. A separate landscape irrigation meter and double check valve is shown in the plans.
10. The development is subject to applicable water system development charges based on the number and size of the meters required. The charges will be based on the fee at that is applicable at the time of issuance of the utility construction permit.
11. Civil plans for the water main improvements will be required and must be prepared by a registered professional engineer in the State of Washington.

Sewer:

1. There is an existing 8" PVC sanitary sewer main in Lake Washington Blvd N. See City of Renton drawing S-3220. The existing sewer main should be shown clearly on the plans submitted in the utility construction permit stage.
2. Any use in the building (kitchen, restaurant) involving the handling of grease requires installation of a properly sized grease interceptor.
3. The project proposes an indoor pool; the pool will need to be connected to the sanitary sewer system.
4. Parking garage drains needs to be connected to the sanitary sewer system.
5. System development charges (SDC) fee for sewer is based on the size of the new domestic water to serve the project. Fee that is current at the time of issuance of the utility construction permit will be applicable on the project.

Drainage:

1. A Construction Stormwater Permit from Department of Ecology is required. A SSWP plan with recommendations for erosion control will be required to be submitted to Department of Ecology.
2. No driveway slope shall exceed 8%. Driveways exceeding 8%, but not greater than 15% grade, are subject to City approval. Applicant shall submit a request in writing justifying the request. Driveways exceeding 15% requires application to the City for a variance of City code.
3. Surface water system development fees will be based on the square footage of the new impervious surface area
4. Stormwater flow control BMP's are applicable on the project.

5. Fire:

1. The preliminary fire flow is 2,500 gpm. A minimum of three fire hydrants are required. One within 150 feet and two within 300 feet of the building. It appears adequate fire flow is available in the area. Hydrants are required within 50 feet of all fire department connections for standpipes and sprinkler systems. Existing hydrants may be counted toward the requirements as long as they meet current code, some of the existing hydrants do and some do not.
2. Approved fire sprinkler and fire alarm systems are required throughout the buildings. Dry standpipes are required in all stairways. Direct outside access is required to the fire sprinkler riser rooms. Fire alarm systems are required to be fully addressable and full detection is required. Separate plans and permits required by the fire department.
3. Fire department apparatus access roadways are required within 150 feet of all points on the buildings. Fire access roads are required to be a minimum of 20 feet unobstructed width with turning radius of 25 feet inside and 45 feet outside minimum. Fire lane signage required for the onsite roadways. Maximum grade on roadways is 15%. Roadways shall support a minimum of a 30 ton vehicle and 322 psi point loading. Dead end access roadways exceeding 150 feet will require an approved turnaround.
4. An electronic site plan is required prior to occupancy for pre fire planning purposes.
5. Separate plans and permits are required for any fuel tanks associated with the proposed emergency generator.

6. All buildings equipped with an elevator in the City of Renton are required to have at least one elevator meet the size requirements for a bariatric size stretcher. Car size shall accommodate a minimum of a 40 inch by 84 inch stretcher.
7. The building shall comply with the City of Renton Emergency Radio Coverage ordinance. Testing shall verify both incoming and outgoing minimum emergency radio signal coverage. If inadequate, the building shall be enhanced with amplification equipment in order to meet minimum coverage. Separate plans and permits are required for any proposed amplification systems.

Transportation:

City street lighting based on City standards are required to be provided by the project on the frontage.

3. *Potential Recommendation for ERC to consider: Earthwork shall be limited to the drier summer months of (April 1st through September 30th).*
4. *Potential Recommendation for ERC to consider: The applicant shall contract with a Geotechnical engineer in order to verify that the earthwork, foundation and other recommendations have been properly interpreted and implemented in the design and engineering plan documents. Geotechnical monitoring services shall also be provided during construction covering inspections as recommended in the geotechnical report.*
5. A prorated share of the traffic signal and roadway improvement costs (currently being constructed by SECO Development) shall be collected from the proposed project based upon the ratio of number of trips that will be added by the project to the number of future baseline trips at the Southport/Gene Coulon Park entrance/Lake Washington Blvd N Intersection. Should SECO establish a street and utility Latecomers Agreement these funds could be used to reimburse the cost of these roadway improvements in the amount established by such an agreement. The fee will be based on (new PM peak hour trips) / (total PM peak hour trips) x (cost of new signal and improvements). The fee shall be paid prior to final occupancy.
6. Pedestrian facilities shall be provided between the site and the Lake Washington Blvd at Gene Coulon Park entrance /Houser Way intersection. If the abutting parcel to the south develops prior to the subject project, the neighboring property owner will be required to build sidewalk along their frontage and provide a pedestrian connection to the Lake Washington Blvd at Gene Coulon Park entrance/Houser Way intersection. If necessary, revised frontage improvement plans shall be submitted to, and approved by, the Plan Reviewer prior to engineering permit approval.

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9. A separate landscape irrigation meter and double check valve is shown in the plans.
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